

HOUSING NOW

Charlottetown CA



Canada Mortgage and Housing Corporation

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Starts Activity Remains Unchanged in Charlottetown

Since 2001 the Charlottetown housing market has been performing at an above average level, but recent indications are that the market is starting to moderate. When the current housing cycle began in 2001, the local market was buoyed by pent up demand, historically low

interest rates, strong employment growth, positive migration and relatively low home prices at the start of the cycle. However, some of these factors are no longer having an impact, in particular relatively low home prices, and as a result the local housing market has begun to moderate.

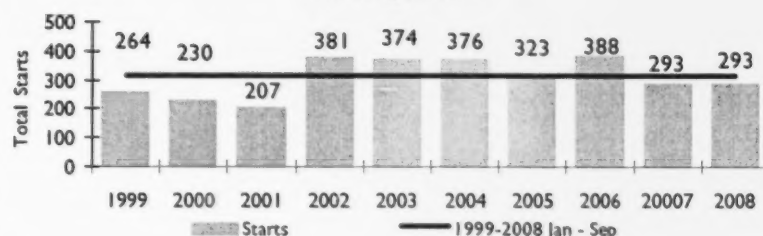
Total housing starts in PEI decreased to 221 units in the third quarter of 2008 from 239 units in 2007. This decrease was mainly the result of fewer single detached starts in both

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Figure 1

Charlottetown Starts Remained Unchanged in the First Three Quarters



Source: CMHC

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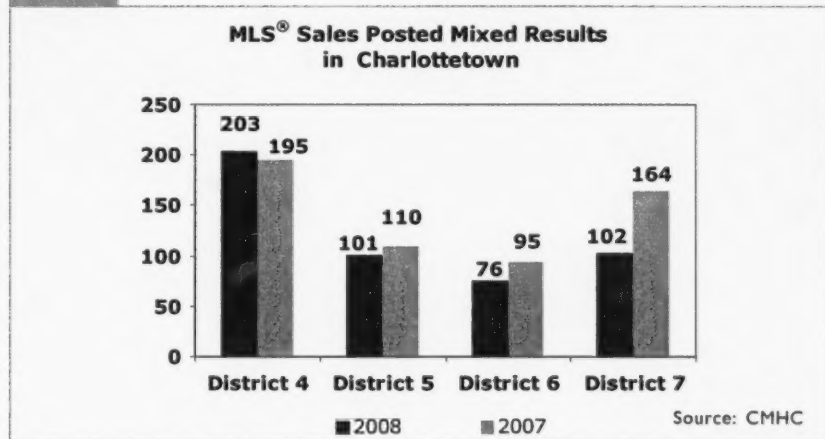
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the urban and rural areas of the province. Single starts reached 191 units in the third quarter, down from 203 recorded last year. Multiple starts posted a slight decrease, with 30 units compared to 36 units in 2007. On a year-to-date basis, total starts reached 527 units, just off of the 535 units started in the first nine months of 2007.

Charlottetown CA started out the year strong, but the level of activity has continued to moderate as the year progresses. Total starts in the Charlottetown area slowed moderately in the third quarter to 111 units, from 120 during the same period last year. Single starts, which recorded 97 units in the third quarter, are essentially unchanged from the 2007 level of 102 units. Semi-detached starts have recorded a second consecutive quarter of decline, with 12 units in 2008 compared to 18 units in 2007.

On a year-to-date (YTD) basis total housing starts in the Charlottetown area exactly matched the 2007 level with 293 units. Single starts, due to a strong first quarter, have declined by a mere two units in 2008, to 211 units. Apartment starts have posted an increase in 2008 with 34 units, up from 24 in 2007. The only housing type to record a significant decline in 2008 has been semi-detached units, which saw output fall to 34 units from 56 units in 2007. However, the production of multiple units with an ownership tenure has remained constant in 2008 with 45 units, up slightly from 42 units in 2007. This indicates that there is still a strong demand for this type of housing, but the style of units has changed in 2008.

Figure 2



On a YTD basis total starts in Charlottetown City proper, increased to 147 units from 128 units in 2007. This increase was the result of more single detached starts, which rose to 75 units from 70 units in the same period last year. Multiple starts however posted a more significant increase during this period rising to 72 units from 58 units last year, based on the strength of row and apartment starts. The Town of Stratford, which is the second largest market in the CA, reported a decline in housing activity during the first nine months of 2008, with 61 units this year compared to 82 units in 2007.

New Home Price Recorded New Record High

The cost of a new home in the Charlottetown area rose in the first nine months of 2008 by more than ten per cent to \$207,392. This is a new record high for the area, and has been driven mainly by consumer preferences for larger homes. While

some of the price increases, recorded since 2002, can be attributed to rising land, labour and material costs, it is not enough to explain the rapid rise in new home prices. What has had a more significant impact on house prices is that households are choosing to build larger, more elaborate homes. Within the capital region the Town of Stratford continues to record the highest average new home price, which topped \$230,000 YTD in 2008, up over 11 per cent from the 2007 level. Charlottetown City proper continues to record the second highest average price, which was up over seven per cent to \$205,261 from last year.

MLS® Sales Moderated in the Third Quarter

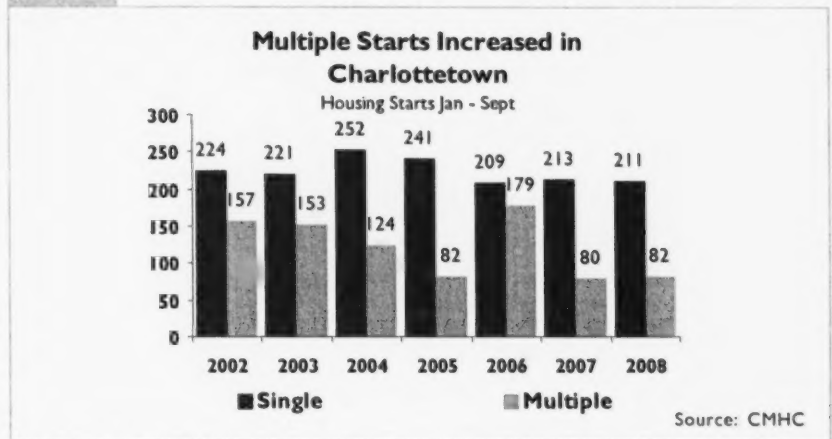
The pace of existing homes sales in Charlottetown slowed in the third quarter when compared to the same period last year. However, it is important to realize that 2007, was by far the best year on record for MLS® activity in Prince Edward

Island. At this point, it is now evident that the local market peaked in 2007, and is beginning to moderate. This follows several years of strong growth beginning in 2001, which resulted in new record highs for both sales and price being set almost every year.

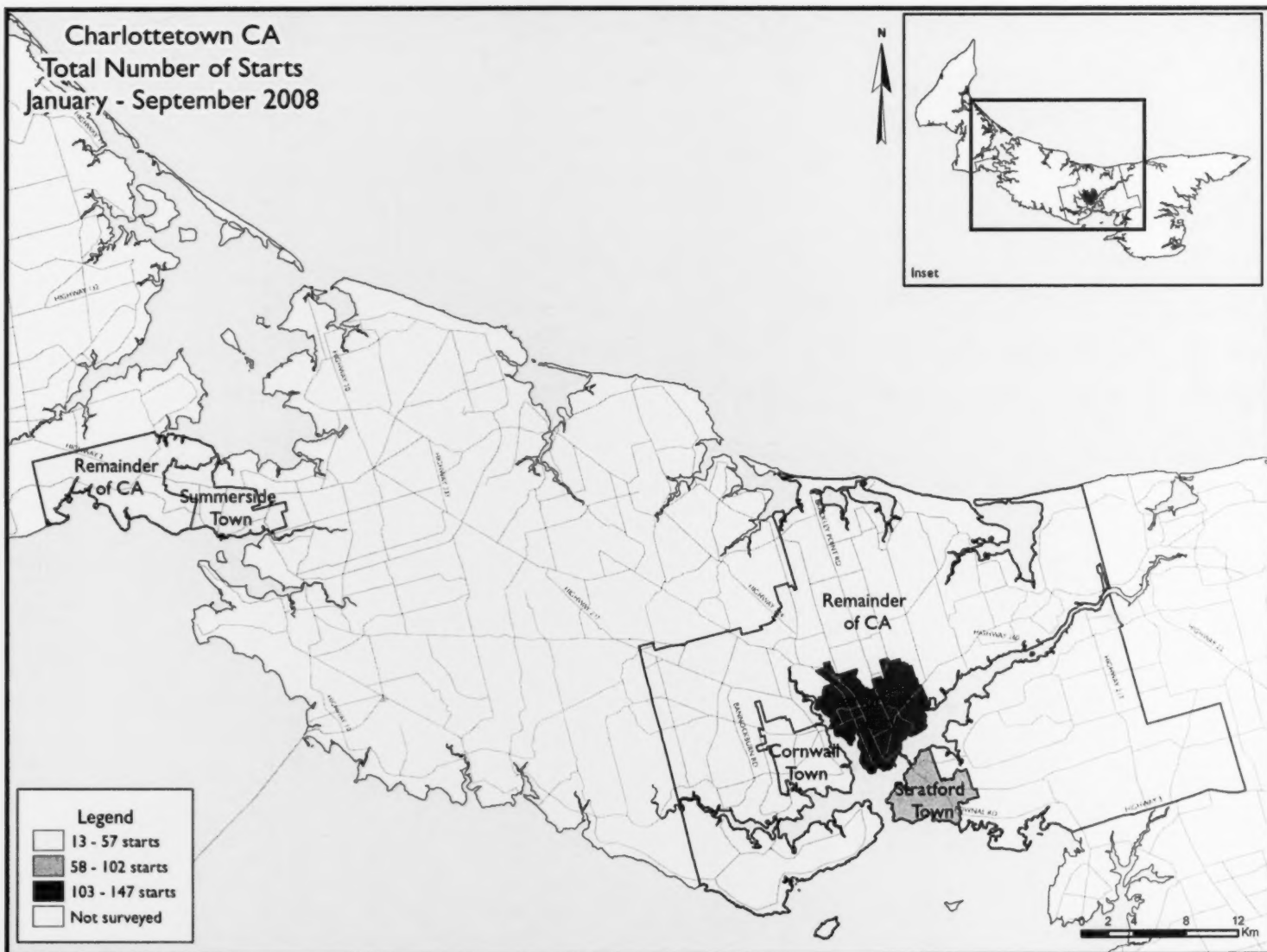
New listings have risen sharply during the first nine months 2008, after posting declines throughout most of 2007. One reason for the increased number of listings has been current homeowners listing their properties in an effort to realize profits from the recent appreciation in the price of their homes. The increased number of listing has also pushed the market into "buyer's" market territory, after being rated a "seller's" market for almost 24 consecutive quarters. This increased level of listings has reduced the sense of urgency felt by consumers during the past few years, resulting in an increase in days on market as well as a slower pace of price growth.

The average MLS® sale price increased in two of the four districts during the third quarter, while on a YTD basis the average price is up in all but one district. District 5, which is the Stratford area, easily led the way for the Charlottetown area with an increase of over 13 per cent, resulting in the average sale price reaching \$211,794. Price growth for the first nine months of 2008 has been more impressive than the third quarter, with the average price advancing by over two per cent, to reach over \$173,000.

Figure 3



MLS® sales in the capital region recorded declines in three of the four submarkets that make up the Charlottetown area during the third quarter of 2008. As was the case in the second quarter, Districts 4 and 5 posted the smallest declines with sales slipping almost 22 and eight per cent, respectively. District 6, which is the Cornwall, North River and Winsloe area, posted the only increase, with sales rising from 28 units last year to 35 in the third quarter of 2008. As mentioned above, it is important to note that the levels recorded in 2007 were by far the highest level of sales posted in a year, and that the 2008 levels are more consistent with a typical year.



HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
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- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Charlottetown CA
Third Quarter 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q3 2008	97	12	2	0	0	0	0	0	111
Q3 2007	102	18	0	0	0	0	0	0	120
% Change	-4.9	-33.3	n/a	n/a	n/a	n/a	n/a	n/a	-7.5
Year-to-date 2008	211	34	14	0	0	13	0	21	293
Year-to-date 2007	213	56	0	0	0	12	0	12	293
% Change	-0.9	-39.3	n/a	n/a	n/a	8.3	n/a	75.0	0.0
UNDER CONSTRUCTION									
Q3 2008	120	18	14	0	0	13	0	21	186
Q3 2007	128	30	0	0	0	12	0	12	182
% Change	-6.3	-40.0	n/a	n/a	n/a	8.3	n/a	75.0	2.2
COMPLETIONS									
Q3 2008	70	16	0	0	0	0	0	0	86
Q3 2007	72	26	0	0	0	24	0	47	169
% Change	-2.8	-38.5	n/a	n/a	n/a	-100.0	n/a	-100.0	-49.1
Year-to-date 2008	189	28	0	0	0	0	0	11	228
Year-to-date 2007	163	40	0	0	0	24	0	65	292
% Change	16.0	-30.0	n/a	n/a	n/a	-100.0	n/a	-83.1	-21.9
COMPLETED & NOT ABSORBED									
Q3 2008	1	1	0	0	0	0	0	17	19
Q3 2007	1	0	0	0	0	12	0	34	47
% Change	0.0	n/a	n/a	n/a	n/a	-100.0	n/a	-50.0	-59.6
ABSORBED									
Q3 2008	70	15	0	0	0	0	0	0	85
Q3 2007	76	26	0	0	0	12	0	13	127
% Change	-7.9	-42.3	n/a	n/a	n/a	-100.0	n/a	-100.0	-33.1
Year-to-date 2008	189	27	0	0	0	6	0	21	243
Year-to-date 2007	163	42	0	0	0	12	0	37	254
% Change	16.0	-35.7	n/a	n/a	n/a	-50.0	n/a	-43.2	-4.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Third Quarter 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q3 2008	10	0	4	0	0	0	0	12	26
Q3 2007	12	6	0	0	0	0	0	0	18
% Change	-16.7	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	44.4
Year-to-date 2008	26	8	4	0	0	0	5	12	55
Year-to-date 2007	23	10	13	0	0	0	0	0	46
% Change	13.0	-20.0	-69.2	n/a	n/a	n/a	n/a	n/a	19.6
UNDER CONSTRUCTION									
Q3 2008	14	0	4	0	0	0	0	12	30
Q3 2007	11	8	7	0	0	0	0	0	26
% Change	27.3	-100.0	-42.9	n/a	n/a	n/a	n/a	n/a	15.4
COMPLETIONS									
Q3 2008	10	8	0	0	0	0	0	11	29
Q3 2007	11	0	12	0	3	0	0	0	26
% Change	-9.1	n/a	-100.0	n/a	-100.0	n/a	n/a	n/a	11.5
Year-to-date 2008	22	20	12	0	0	0	5	11	70
Year-to-date 2007	23	2	12	0	3	0	0	0	40
% Change	-4.3	**	0.0	n/a	-100.0	n/a	n/a	n/a	75.0
COMPLETED & NOT ABSORBED									
Q3 2008	0	0	0	0	0	0	0	0	0
Q3 2007	0	0	0	0	0	0	0	0	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ABSORBED									
Q3 2008	0	0	0	0	0	0	0	0	0
Q3 2007	0	0	0	0	0	0	0	0	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2008	0	0	0	0	0	0	0	0	0
Year-to-date 2007	0	0	0	0	0	0	0	0	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket
Third Quarter 2008**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Charlottetown City									
Q3 2008	30	8	2	0	0	0	0	0	40
Q3 2007	34	8	0	0	0	0	0	0	42
Stratford Town									
Q3 2008	21	2	0	0	0	0	0	0	23
Q3 2007	25	8	0	0	0	0	0	0	33
Cornwall Town									
Q3 2008	12	0	0	0	0	0	0	0	12
Q3 2007	5	2	0	0	0	0	0	0	7
Remainder of the CA									
Q3 2008	34	2	0	0	0	0	0	0	36
Q3 2007	38	0	0	0	0	0	0	0	38
Charlottetown CA									
Q3 2008	97	12	2	0	0	0	0	0	111
Q3 2007	102	18	0	0	0	0	0	0	120
UNDER CONSTRUCTION									
Charlottetown City									
Q3 2008	35	14	14	0	0	13	0	21	97
Q3 2007	41	16	0	0	0	12	0	12	81
Stratford Town									
Q3 2008	31	2	0	0	0	0	0	0	33
Q3 2007	37	12	0	0	0	0	0	0	49
Cornwall Town									
Q3 2008	17	0	0	0	0	0	0	0	17
Q3 2007	8	2	0	0	0	0	0	0	10
Remainder of the CA									
Q3 2008	37	2	0	0	0	0	0	0	39
Q3 2007	42	0	0	0	0	0	0	0	42
Charlottetown CA									
Q3 2008	120	18	14	0	0	13	0	21	186
Q3 2007	128	30	0	0	0	12	0	12	182

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket
Third Quarter 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Charlottetown City									
Q3 2008	33	12	0	0	0	0	0	0	45
Q3 2007	22	18	0	0	0	24	0	47	111
Stratford Town									
Q3 2008	23	0	0	0	0	0	0	0	23
Q3 2007	21	6	0	0	0	0	0	0	27
Cornwall Town									
Q3 2008	6	4	0	0	0	0	0	0	10
Q3 2007	9	0	0	0	0	0	0	0	9
Remainder of the CA									
Q3 2008	8	0	0	0	0	0	0	0	8
Q3 2007	20	2	0	0	0	0	0	0	22
Charlottetown CA									
Q3 2008	70	16	0	0	0	0	0	0	86
Q3 2007	72	26	0	0	0	24	0	47	169
COMPLETED & NOT ABSORBED									
Charlottetown City									
Q3 2008	1	0	0	0	0	0	0	17	18
Q3 2007	1	0	0	0	0	12	0	34	47
Stratford Town									
Q3 2008	0	0	0	0	0	0	0	0	0
Q3 2007	0	0	0	0	0	0	0	0	0
Cornwall Town									
Q3 2008	0	1	0	0	0	0	0	0	1
Q3 2007	0	0	0	0	0	0	0	0	0
Remainder of the CA									
Q3 2008	0	0	0	0	0	0	0	0	0
Q3 2007	0	0	0	0	0	0	0	0	0
Charlottetown CA									
Q3 2008	1	1	0	0	0	0	0	17	19
Q3 2007	1	0	0	0	0	12	0	34	47

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket
Third Quarter 2008**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Charlottetown City									
Q3 2008	33	12	0	0	0	0	0	0	45
Q3 2007	22	18	0	0	0	12	0	13	65
Stratford Town									
Q3 2008	23	0	0	0	0	0	0	0	23
Q3 2007	22	6	0	0	0	0	0	0	28
Cornwall Town									
Q3 2008	6	3	0	0	0	0	0	0	9
Q3 2007	12	0	0	0	0	0	0	0	12
Remainder of the CA									
Q3 2008	8	0	0	0	0	0	0	0	8
Q3 2007	20	2	0	0	0	0	0	0	22
Charlottetown CA									
Q3 2008	70	15	0	0	0	0	0	0	85
Q3 2007	76	26	0	0	0	12	0	13	127

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Charlottetown CA
1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2007	295	64	0	0	0	12	0	23	394
% Change	6.9	45.5	n/a	n/a	n/a	-50.0	-100.0	-80.7	-15.6
2006	276	44	0	0	0	24	4	119	467
% Change	-8.3	-50.6	-100.0	n/a	-100.0	n/a	-75.0	**	4.2
2005	301	89	6	0	3	0	16	33	448
% Change	-9.1	64.8	-71.4	n/a	n/a	n/a	-65.2	-13.2	-8.6
2004	331	54	21	0	0	0	46	38	490
% Change	6.8	-3.6	**	n/a	n/a	n/a	35.3	-50.6	1.4
2003	310	56	6	0	0	0	34	77	483
% Change	11.9	115.4	n/a	n/a	n/a	n/a	-59.0	4.1	4.8
2002	277	26	0	0	0	0	83	74	461
% Change	16.9	8.3	n/a	n/a	n/a	n/a	**	**	57.3
2001	237	24	0	0	0	0	16	16	293
% Change	-9.9	**	n/a	n/a	n/a	n/a	-46.7	-11.1	-7.9
2000	263	6	0	0	0	0	30	18	318
% Change	15.9	50.0	n/a	n/a	n/a	n/a	-3.2	-69.0	-0.9
1999	227	4	0	0	0	0	31	58	321
% Change	47.4	-20.0	n/a	n/a	n/a	n/a	**	-25.6	30.0
1998	154	5	0	0	0	0	10	78	247

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Third Quarter 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	% Change
Charlottetown City	30	34	8	8	0	0	2	0	40	42	-4.8
Stratford Town	21	25	2	8	0	0	0	0	23	33	-30.3
Cornwall Town	12	5	0	2	0	0	0	0	12	7	71.4
Remainder of the CA	34	38	2	0	0	0	0	0	36	38	-5.3
Charlottetown CA	97	102	12	18	0	0	2	0	111	120	-7.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Charlottetown City	75	70	24	34	12	0	36	24	147	128	14.8
Stratford Town	57	64	4	18	0	0	0	0	61	82	-25.6
Cornwall Town	26	15	4	2	0	0	0	0	30	17	76.5
Remainder of the CA	53	64	2	2	0	0	0	0	55	66	-16.7
Charlottetown CA	211	213	34	56	12	0	36	24	293	293	0.0

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	% Change
Charlottetown City	33	22	12	18	0	0	0	71	45	111	-59.5
Stratford Town	23	21	0	6	0	0	0	0	23	27	-14.8
Cornwall Town	6	9	4	0	0	0	0	0	10	9	11.1
Remainder of the CA	8	20	0	2	0	0	0	0	8	22	-63.6
Charlottetown CA	70	72	16	26	0	0	0	71	86	169	-49.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Charlottetown City	60	55	20	26	0	0	11	71	91	152	-40.1
Stratford Town	62	37	2	6	0	0	0	18	64	61	4.9
Cornwall Town	18	25	6	2	0	0	0	0	24	27	-11.1
Remainder of the CA	49	46	0	6	0	0	0	0	49	52	-5.8
Charlottetown CA	189	163	28	40	0	0	11	89	228	292	-21.9

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third Quarter 2008

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$100,000		\$100,000 - \$149,999		\$150,000 - \$199,999		\$200,000 - \$249,999		\$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Charlottetown City													
Q3 2008	0	0.0	4	12.1	16	48.5	7	21.2	6	18.2	33	190,000	205,929
Q3 2007	0	0.0	5	22.7	12	54.5	1	4.5	4	18.2	22	175,000	184,318
Year-to-date 2008	0	0.0	11	18.3	25	41.7	11	18.3	13	21.7	60	187,500	205,261
Year-to-date 2007	0	0.0	9	16.7	31	57.4	4	7.4	10	18.5	54	177,500	191,759
Stratford Town													
Q3 2008	0	0.0	1	4.3	5	21.7	10	43.5	7	30.4	23	210,000	241,870
Q3 2007	0	0.0	1	4.5	8	36.4	6	27.3	7	31.8	22	206,500	217,182
Year-to-date 2008	0	0.0	2	3.2	18	29.0	23	37.1	19	30.6	62	210,000	230,371
Year-to-date 2007	0	0.0	4	10.5	14	36.8	11	28.9	9	23.7	38	200,000	206,658
Cornwall Town													
Q3 2008	0	0.0	1	16.7	3	50.0	0	0.0	2	33.3	6	--	--
Q3 2007	0	0.0	5	41.7	0	0.0	5	41.7	2	16.7	12	200,000	187,417
Year-to-date 2008	0	0.0	3	16.7	6	33.3	4	22.2	5	27.8	18	197,500	212,500
Year-to-date 2007	0	0.0	6	24.0	8	32.0	8	32.0	3	12.0	25	190,000	187,560
Remainder of the CA													
Q3 2008	1	12.5	4	50.0	2	25.0	1	12.5	0	0.0	8	--	--
Q3 2007	1	5.0	8	40.0	10	50.0	0	0.0	1	5.0	20	162,500	155,500
Year-to-date 2008	2	4.1	12	24.5	20	40.8	10	20.4	5	10.2	49	175,000	179,050
Year-to-date 2007	2	4.3	16	34.8	19	41.3	5	10.9	4	8.7	46	167,500	168,630
Charlottetown CA													
Q3 2008	1	1.4	10	14.3	26	37.1	18	25.7	15	21.4	70	192,500	209,281
Q3 2007	1	1.3	19	25.0	30	39.5	12	15.8	14	18.4	76	180,000	186,737
Year-to-date 2008	2	1.1	28	14.8	69	36.5	48	25.4	42	22.2	189	195,000	207,392
Year-to-date 2007	2	1.2	35	21.5	72	44.2	28	17.2	26	16.0	163	180,000	188,061

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity in Urban Centres*

Submarket	Third Quarter 2008			Third Quarter 2007			% Change		
	Sales	Average Sale Price (\$)	New Listings	Sales	Average Sale Price (\$)	New Listings	Sales	Average Sale Price (\$)	New Listings
Charlottetown CA**	154	167,781	252	203	172,590	208	-24.1%	-2.8%	21.2%
District 4	57	182,132	104	73	190,594	60	-21.9%	-4.4%	73.3%
District 5	34	130,821	42	37	143,828	49	-8.1%	-9.0%	-14.3%
District 6	35	145,103	48	28	132,066	35	25.0%	9.9%	37.1%
District 7	28	211,794	58	65	186,199	64	-56.9%	13.7%	-9.4%
Summerside CA	50	115,020	92	89	129,872	84	-43.8%	-11.4%	9.5%
Total	204	154,849	344	292	159,570	292	-30.1%	-3.0%	17.8%

Submarket	Year-to-date 2008			Year-to-date 2007			% Change		
	Sales	Average Sale Price (\$)	New Listings	Sales	Average Sale Price (\$)	New Listings	Sales	Average Sale Price (\$)	New Listings
Charlottetown CA**	482	173,191	817	564	169,225	663	-14.5%	2.3%	23.2%
District 4	203	187,836	332	195	173,637	222	4.1%	8.2%	49.5%
District 5	101	139,257	162	110	136,932	135	-8.2%	1.7%	20.0%
District 6	76	140,449	128	95	147,228	108	-20.0%	-4.6%	18.5%
District 7	102	202,044	195	164	198,380	198	-37.8%	1.8%	-1.5%
Summerside CA	158	120,188	101	217	116,037	91	-27.2%	3.6%	11.0%
Total	640	160,106	918	781	154,447	754	-18.1%	3.7%	21.8%

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

**District 4: Charlottetown City, Spring Park & West Royalty

**District 5: Sherwood, Parkdale, East Royalty & Hillsborough Parks

**District 6: Cornwall, North River & Wnsloe

**District 7: Bunbury, Southport, Crossroads, Keppoch, Kinlock, Tea Hill, Alexandra to Cherry Valley

Source: PEI Real Estate Association

Table 6: Economic Indicators
Third Quarter 2008

		Interest Rates			NHPI, Total, Charlottetown CMA 1997=100	CPI, 1992 =100	Prince Edward Island Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$) (P.E.I.)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	117.8	111.0	70.2	10.5	69.5	
	February	679	6.50	6.65	117.8	111.5	69.9	10.3	69.1	595
	March	669	6.40	6.49	117.7	112.8	69.9	10.4	69.1	595
	April	678	6.60	6.64	117.1	113.1	70.0	9.7	68.6	596
	May	709	6.85	7.14	117.8	113.6	69.0	10.2	68.0	596
	June	715	7.05	7.24	117.8	113.5	69.1	10.5	68.1	599
	July	715	7.05	7.24	117.8	113.4	68.8	10.5	67.7	591
	August	715	7.05	7.24	117.8	113.3	69.0	10.4	67.8	584
	September	712	7.05	7.19	118.1	113.7	69.2	10.6	68.2	581
	October	728	7.25	7.44	118.1	113.8	70.1	8.8	67.6	590
	November	725	7.20	7.39	119.1	114.0	68.2	11.4	67.7	600
	December	734	7.35	7.54	119.1	114.3	69.2	10.7	68.1	610
2008	January	725	7.35	7.39	120.6	113.8	70	10.6	68.9	613
	February	718	7.25	7.29	120.6	114.2	70.6	10.0	68.7	614
	March	712	7.15	7.19	119.3	115.3	71.0	10.4	69.5	613
	April	700	6.95	6.99	119.4	116.2	70.4	11.2	69.6	621
	May	679	6.15	6.65	119.4	118.3	71.0	9.6	68.8	629
	June	710	6.95	7.15	119.7	118.8	70.9	10.1	69.0	637
	July	710	6.95	7.15	119.7	119.2	69.8	10.6	68.2	639
	August	691	6.65	6.85	119.2	118.6	70.4	10.4	68.6	638
	September	691	6.65	6.85		119.6	70.7	11.4	69.3	632
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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